

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the Secured Creditor, the Physical / Symbolic possession of which has been taken by the Authorized Officer of the Bank / Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank / Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

S. No.	Name of the Branch Name of the Account Name & addresses of the Borrower/Guarantors	Description of immovable properties mortgaged	A) Dt. of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Amount o/s as on date of 31-05-2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical	A) Reserve Price B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	KUKATPALLY (108110) M/s UMADEVI PHARMACEUTICALS PRIVATE LIMITED #401, 4th Floor, Uma Residency , Opposite Sindhu Cargos SR Nagar Hyderabad- 500038	All that the Office Unit No 401, in Fourth Floor with a super built up area of 2763 sq ft (Carpet area of 1658 sq ft and common areas of 1105 sq ft) including 40% common area along with Three Car Parking Lots in Cellar/ Sub Cellar in the above said Commercial Complex S.B.R. SOUCK, together with an undivided share of land 75 sq yards (Out of total land 2150 sq yards) constructed on the land bearing Municipal No 6-3-883/A&B, situated at Punjagutta, Hyderabad, Telangana state bounded by North-Open to sky, South-Open to sky, East-Corridor, West-Open to Sky, stands in the name of M/s Uma Property Management Pvt Ltd as per sale deed no 21 of 2020 at SRO, SR Nagar, Hyderabad. Property ID- PUNB108110UMA2	A) 04-10-2023 B) Rs.6,50,73,838.45ps + further interest & Charges C) 18-01-2024 D) Physical Possession	A) Rs.3,24,52,000/- B) Rs.32,45,200/- C) Rs.1,00,000/- *Bidding shall start from one notch higher	17-07-2026 11:00 AM-4.00PM	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding
2	Siddipet (181410) Mr Koneti Tirupathi House No. 18-9-67/5, Plot No 49, Near Kubera Apartments, Shanti Nagar, Siddipet, Telangana-502103.	All that part and parcel of Residential house bearing H. No. 18-09-67/5 in plot no 49, admeasuring 186.66 sq yards in sy no 1903 situated at near Kubera apartments, shanti nagar, Siddipet, Telangana, bounded by East- House of Haridas & others, West- House of Saddi Srinu, North- 24 ft road, South:- Open place of others, Stands in the name of Mr Koneti Tirupathi as per sale deed no 6375 of 2022 at SRO, Siddipet. Property ID- PUNB181410KT.	A. 30-08-2024 B. Rs. 40,24,983.09 ps + further interest and charges. C. 06-11-2024 D. Physical Possession	A. Rs.39,40,000/- B. Rs.3,94,000/- C. Rs.50,000/- *Bidding shall start from one notch higher	17-07-2026 11:00 AM-4.00PM	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding
3.	Nizamabad (272200) Mr Padigela Sathishwar Reddy House No. 3-74, Doosagaon, Dichpally Mandal, Nizamabad- 503175.	All that part of Residential house with open place at H No 3-74 (Vide assessment no 1183) admeasuring 158.66 sq yards or 132.65 sq mtrs situated at Doosagaon Village Mandal Dichpally, District Nizamabad rural bounded by North- Part of same GP number of donor, South- Part of same GP number of donor, East- 15' wide road, West- GP Road, Stands in the name of Mr Padigela Sathishwar Reddy as per sale deed no 6113 of 2023 at SRO, Nizamabad Rural. Property ID- PUNBVNC60509025.	A. 11-07-2025 B. Rs.22,09,472.06ps + further interest & Charges C. 20-09-2025 D. Symbolic Possession	A. Rs.21,60,000/- B. Rs.2,16,000/- C. Rs.25,000/- *Bidding shall start from one notch higher	17-07-2026 11:00 AM-4.00PM	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding
4.	East Marredpally (105810) Borrower- P Ramadevi Address: Flat No 1701, Block no C 2, 7 Hills Apartments, Power welfare society, Kokapet, Hyderabad- 500075. Co- Borrower- Susarla Rohit Address: Flat No 1701, Block no C 2, 7 Hills Apartments, Power welfare society, Kokapet, Hyderabad- 500075. Co- Borrower- Susarla Rakesh Address: Flat No 1701, Block no C 2, 7 Hills Apartments, Power welfare society, Kokapet, Hyderabad- 500 075.	All that part and Parcel of Residential Flats bearing nos 501 and 502 in Fifth floor of SPHOORTHY ONYX, premises bearing H no 34-137/1 (PTI no:1170900249) in plot no: 29-B, Survey no: 219/1, consisting of 3560 sq ft (each flat consists of 1780 sq ft) of built up area (including all common areas, stair case, balconies, 2 two wheeler parking and 2 earmarked for car parking at stilt floor) together with an undivided of land measuring 133 sq yards out of 666 sq yards or 556.77 sq mtrs situated at Bharani Housing Colony, Ramakrishnapuram, Malkajigiri, GHMC, Malkajigiri circle, Medchal Malkajigiri District. Flat 501 bounded by North- Corridor, Lift and stair case, South- Open to sky, East- Open to sky, West- Open to sky, Flat 502 bounded by North- Open to sky, South: Corridor, Lift and Stair case, East: Open to sky, West: Open to sky. Property Stands in the name of P.Ramadevi as per sale deed no 3674 of 2020 at SRO, Malkajigiri. Property ID- PUNB105810RD.	A. 31-10-2023 B. Rs.1,25,76,179.00 + further interest & Charges C. 18-01-2024 D. Physical Possession	A. Rs.1,19,00,000/- B. Rs.11,90,000/- C. Rs.1,00,000/- *Bidding shall start from one notch higher	17-07-2026 11:00 AM-4.00PM	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding
5.	Secunderabad (018110) M/s Bhumia Infrastructure Pvt Ltd- 5th Floor, Victory Vision, Himayat Nagar, Hyderabad- 500029. 1.Managing Director: Mr Shaik Ameer Basha R/o Plot No.196, 4th Floor, Saradhi Nilayam, Kakatiya Hills, Madhapur, Hyderabad- 500081. 2.Director: Ms Shehnaz Begum R/o Plot No 196, 4th Floor, Saradhi Nilayam, Kakatiya Hills, Madhapur, Hyderabad- 500081.	Lot 1 and Lot 2 to be purchased by single person only as the property is having the single entrance. Lot 1: All that part/portion of 5TH Floor of premises bearing no 3-6-154, situated at Himayatnagar Hyderabad-500029 known as Victory Vision admeasuring 1784.54 sq ft out of Total extent of 3569 sq ft of 5th floor with undivided share of land 45 sq yards from and out of total area of 705 sq yards from and out of and bounded by North: Himayatnagar main road. South: 3-6-157., East: Neighbour's property., West: Portion of 5th floor. Lot 2: All that part/portion of 5th floor of premises bearing no 3-6-154, situated at Himayatnagar Hyderabad -500029 known as Victory Vision admeasuring 1784.54sq ft out of total extent of 3569.00 sq ft of 5th floor with undivided share of land 45 sq yards from and out of total area of 705 sq yards from and out of and bounded by North: Himayatnagar Main Road. South: 3-6-157, East: Neighbour's property., West: Neighbour's property. Lot 1 and Lot 2 properties are standing in the name of SK Ameer Basha as per sale deed no 1597 of 2003 and 3021 of 2003 respectively at SRO, Hyderabad. Property ID- PUNBGX158982637.	A. 01-10-2018 B. Rs.2,91,05,976.60 + further interest & Charges C. 10-12-2018 D. Physical Possession	A. Rs.1,59,33,000/- B. Rs.15,93,300/- C. Rs.1,00,000/- *Bidding shall start from one notch higher	17-07-2026 11:00 AM-4.00PM	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding
6.	Khammam (135910) M/s Gopi Industry Prop Mr Gaddikoppula Gopi Krishna. House No. 3-95, Pittalavarigudem(VI), Gudurupadu(Post), Khammam Rural, Khammam District, Telangana-507003.	All that part and Parcel of Industrial Plot of 0.11 Guntas admeasuring 1331 sq yards situated in Sy No 116/AA2 at M Venkatayapalem GP and Revenue village Khammam Rural, District Khammam, Telangana bounded by East- Land of Nukarapu Ramesh, West- Land of M Venkataiah, North- Land of Puchakayla Prabhakar, South:- Way, stands in the name of Mr Gaddikoppula Gopi Krishna as per sale deed no 9967 of 2019 at SRO, Khammam Rural. Property ID- PUNB135910GI.	A. 03-05-2024 B. Rs.30,38,638.04 ps + further interest & Charges C. 20-07-2024 D. Symbolic Possession	A. Rs. 78,41,000/- B. Rs. 7,84,100/- C. Rs. 50,000/- *Bidding shall start from one notch higher	17-07-2026 11:00 AM-4.00PM	No encumbrances best known to the authorized officer. Bidders are requested to conduct their own due diligence before bidding

This notice is also to be treated as notice for redemption of assets under the Security Interest (Enforcement) Rules, 2002.

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions.

- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation..
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on dates mentioned above.
- For detailed terms and conditions of the sale, please refer <https://pnb.bank.in>, www.baanknet.com

Date: 30-06-2026 , Place: Hyderabad

Authorized Officer, Punjab National Bank, Secured creditor